



**HOUSING AUTHORITY
of the County of Los Angeles**

700 W. Main Street • Alhambra, CA 91801

Tel: 626.262.4510 • TDD: 855.892.6095 • www.hacola.org

Gloria Molina
Mark Ridley-Thomas
Zev Yaroslavsky
Don Knabe
Michael D. Antonovich
Commissioners

Sean Rogan
Executive Director

**AGENDA
FOR THE REGULAR MEETING OF THE
LOS ANGELES COUNTY HOUSING COMMISSION
WEDNESDAY, JUNE 26, 2013
12:00 PM
700 W. MAIN STREET
ALHAMBRA, CA 91801
(626) 586-1504**

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1. Call to Order

2. Roll Call

Val Lerch, Chair
Alma Cibrian, Vice Chair
Hope Boonshaft
James Brooks
Michelle-Lynn Gallego
Zella Knight
Henry Porter Jr.

3. Reading and Approval of the Minutes of the Previous Meeting

Regular Meeting of April 24, 2013.

4. Report of the Executive Director

5. Presentation

Recognition of NAHRO Awards

JOC Presentation

Contract Status Report

**We Build Better Lives
& Better Neighborhoods**



6. Public Comments

The public may speak on matters that are within the jurisdiction of the Housing Commission. Each person is limited to three minutes.

Regular Agenda

7. Adopt Resolution Declaring Intent to Issue Tax-Exempt Multifamily Housing Mortgage Revenue Bonds for Multifamily Housing in the City of Santa Monica (District 3)

Recommend that the Board of Commissioners adopt and instruct the Chairman to sign a Resolution, as required under Treasury Regulations, declaring the intent of the Housing Authority to undertake bond financing for Santa Monica – Villa Nueva L.P., a California Limited Partnership (Developer), in an amount not to exceed \$8,000,000 to finance the site acquisition and rehabilitation of Santa Monica RHCP, a 41-unit multifamily rental housing development located in the City of Santa Monica; authorize the Executive Director or his designee to submit an application to the California Debt Limit Allocation Committee (CDLAC) for a private activity bond allocation in an aggregate amount not to exceed \$8,000,000 for the purposes described herein: find that adoption of this resolution is not subject to the provisions of the California Environmental Quality Act (CEQA) because the action will not have the potential for causing a significant effect on the environment. (APPROVE)

8. Adopt Resolution Declaring Intent to Issue Tax-Exempt Multifamily Housing Mortgage Revenue Bonds for Multifamily Housing in Unincorporated East Los Angeles (District 1)

Recommend that the Board of Commissioners adopt and instruct the Chairman to sign a Resolution, as required under Treasury Regulations, declaring the intent of the Housing Authority to undertake bond financing for Santa Monica – Villa Nueva L.P., a California Limited Partnership (Developer), in an amount not to exceed \$4,000,000 to finance the site acquisition and rehabilitation Villa Nueva RHCP, a 21-unit multifamily rental housing development located in unincorporated East Los Angeles; authorize the Executive Director or his designee to submit an application to the California Debt Limit Allocation Committee (CDLAC) for a private activity bond allocation in an aggregate amount not to exceed \$4,000,000 for the purposes described herein; find that adoption of this Resolution is not subject to the provisions of the California Environmental Quality Act (CEQA) because the action will not have the potential for causing a significant effect on the environment. (APPROVE)

9. Housing Commissioners may provide comments or suggestions for future Agenda items.

Copies of the preceding agenda items are on file and are available for public inspection between 8:00 a.m. and 5:00 p.m., Monday through Friday, at the Housing Authority's main office located at 700 W. Main St. Alhambra, CA 91801. Access to the agenda and supporting documents are also available on the Housing Authority's website.

Agendas in Braille are available upon request. American Sign Language (ASL) interpreters, or reasonable modifications to Housing Commission meeting policies and/or procedures, to assist members of the disabled community who would like to request a disability-related accommodation in addressing the Commission, are available if requested at least three business days prior to the Board meeting. Later requests will be accommodated to the extent possible. Please contact the Executive Office of the Housing Authority by phone at (626) 586-1504, or by e-mail at donna.delvalle@lacdc.org, from 8:00 a.m. to 5:00 p.m., Monday through Friday.

THE HOUSING AUTHORITY OF THE COUNTY OF LOS ANGELES
MINUTES FOR THE REGULAR MEETING OF THE
LOS ANGELES COUNTY HOUSING COMMISSION

Wednesday, April 24, 2013

The meeting was convened at 1874 Palos Verdes Drive North, Lomita, CA.

Digest of the meeting. The Minutes are being reported seriatim. A taped record is on file at the main office of the Housing Authority.

The meeting was called to order by Chair Val Lerch at 12:10 p.m.

<u>ROLL CALL</u>	<u>Present</u>	<u>Absent</u>
Henry Porter,	X	
Val Lerch, Chair	X	
Zella Knight		X
Hope Boonshaft		X
James Brooks	X	
Alma Cibrian, Vice Chair	X	
Michelle-Lynn Gallego		X

PARTIAL LIST OF STAFF PRESENT:

Sean Rogan, Executive Director
Emilio Salas, Deputy Executive Director
Margarita Lares, Director, Assisted Housing
Maria Badrakhan, Director, Housing Management

GUESTS PRESENT:

None at this time

Reading and Approval of the Minutes of the Previous Meeting

On Motion by Commissioner Porter, seconded by Commissioner Brooks, the Minutes of the Regular Meeting of February 27, 2013 were approved.

Agenda Item No. 4 – Report of the Executive Director

Deputy Executive Director Emilio Salas reported the following:

Emilio Salas welcomed the Housing Commissioners and guests to Harbor Hills Housing Development. He introduced Maria Badrakhan, Housing Management Director to introduce the staff from Harbor Hills.

Maria Badrakhan welcomed all visitors to the Harbor Hills Housing Development and introduced Toni Lopez, Property Supervisor and her staff.

Emilio Salas stated that in October 2012 the Housing Authority requested from HUD a waiver for regional Fair Market Rent (FMR) for the Antelope Valley (AV). Recently we received approval for our request and this will allow the Housing Authority to lower the payment standard for Palmdale and Lancaster residents only.

Emilio Salas informed the attendees that on April 23, 2013, staff including himself attended the Pacific Southwest Regional Council of National Association of Housing and Redevelopment Officials (PSWRC-NAHRO) conference held in San Diego, CA. The Housing Authority participated by providing two presentations at the conference:

Effective Law Enforcement Strategies

Technology Innovations

Both presentations were very well received and we provided great examples of the trailblazing efforts of the Housing Authority of the County of Los Angeles (HACoLA). He thanked staff that presented and represented the agency.

At the same conference the Housing Authority was honored with the presentation of three awards for the following individuals:

Commissioner of the Year - Henry Porter, Housing Commissioner, 2nd District

**Veterans Affairs Supportive Housing (VASH)
Hero of Assisted Housing Award – Tyree Love**

Family Self-Sufficiency (FSS) Graduate of the Year – Monica Rodriguez

Mr. Salas thanked the awardees for their continued support and hard work and congratulated each on behalf of the Housing Authority.

Emilio Salas provided the Housing Commissioners with an update on the status of the most recent communications with Housing Urban Development (HUD) and the waiver requests submitted by HACoLA regarding the funding for 2013. At this time HACoLA has been working with the Shortfall Prevention team on how we can honor

our reserve vacates, how we can prevent downward spiral of funding that will result from not leasing and on what to anticipate beyond 2013 funding. HACoLA has been working with the Los Angeles Delegation of Congress on circulating a letter on our behalf for regulatory waiver requests.

Emilio Salas informed the Housing Commission that layoff notices were provided to 9 employees within the agency.

Emilio Salas announced that on Thursday, April 25th the Growing Experience will celebrate Earth Day at the Community Garden at the Carmelitos Housing Development with a Fish Fry. He invited all the Housing Commissioners to attend the luncheon.

Emilio Salas informed the Housing Commissioners that Commissioner Zella Knight is not in attendance at today's meeting due to a medical emergency. We send our best to Commissioner Knight on a quick recovery.

Presentation

None at this time

Agenda Item No. 5 - Public Comments

Michele Meindl, Carmelitos Resident and Senior President addressed the Housing Commission with a request for information on how the residents at Carmelitos can get involved with the beautification of the housing grounds. She expressed that currently the grounds need weeding in the gardens. Ms. Meindl stated that the residents would like the opportunity to assist with the upkeep of the gardens.

Sean Rogan, Executive Director responded that he will speak to the Maintenance staff about the weeding and he will have the Housing Authority work on possible events to include the residents with the beautification of the housing development.

Terrence Hansen, Southern California Rehabilitation Services (SCRS) addressed the Housing Commission with the opportunity to work with his organization by offering resources for the disabled community. Mr. Hansen works to assist disabled individuals with the transition into independent living.

Emilio Salas thanked Mr. Hansen for the information and informed him that his information will be passed on to the appropriate party and they will follow up on how we can possibly work with his organization.

Regular Agenda

On Motion by Commissioner Porter seconded by Commissioner Cibrian and unanimously carried, the following was approved by the Housing Commission:

**ACCEPTANCE OF COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS FOR
PROJECTS IDENTIFIED IN THE 2013-2014 ACTION PLAN FOR THE
ALLOCATION OF FEDERAL FUNDS
(ALL DISTRICTS)
AGENDA ITEM NO.6**

1. Recommend that the Board of Commissioners find that the acceptance of Fiscal Year 2013-2014 CDBG funds from the Commission is not subject to the provisions of the California Environmental Quality Act (CEQA) because it is not defined as a project under CEQA.
2. Recommend that the Board of Commissioners authorize the Housing Authority to accept \$200,000 in Fiscal Year 2013-2014 CDBG funds from the Commission, and to continue administration of \$400,000 in prior year CDBG funds, which will be requested for incorporation into the Housing Authority's Fiscal Year 2013-2014 budget through the Housing Authority's annual budget approval process, subject to final notification of approval by the U.S. Department of Housing and Urban Development (HUD).

On Motion by Commissioner Porter seconded by Commissioner Brooks and unanimously carried, the following was approved by the Housing Commission:

**RECOMMEND THE APPROVAL OF THE HOUSING AUTHORITY OF
THE COUNTY OF LOS ANGELES FISCAL YEAR 2013-2014 BUDGET
AGENDA ITEM NO.7**

1. Recommend that the Board of Commissioners adopt and instruct the Chairman to sign a Resolution (Attachment A) approving the Housing Authority of the County of Los Angeles (Housing Authority) Fiscal Year 2013-2014 Budget (Budget), which includes revenues and expenditures of \$319,476,300.
2. Recommend that the Board of Commissioners instruct the Chairman to sign the related Transmittal Resolution (Attachment B) certifying submission of the Budget by the Board to the U.S. Department of Housing and Urban Development (HUD).
3. Recommend that the Board of Commissioners adopt and instruct the Chairman to sign a Resolution (Attachment C) approving the

cost allocation model developed in conjunction with the Housing Authority's former external auditors, Klynveld Peat Marwick Goerdeler (KPMG).

4. Recommend that the Board of Commissioners instruct the Executive Director to implement the Budget and take all related actions, including execution of all required documents, for the purposes described herein, following approval as to form by County Counsel.
5. Recommend that the Board of Commissioners find that the approval of the Budget is not subject to the California Environmental Quality Act (CEQA), as described herein, because the activities are not defined as a project under CEQA.

Agenda Item No. 8 – Housing Commissioner Comments and Recommendations for Future Agenda Items

Commissioner Brooks stated that he was impressed with the work from staff and is happy to be associated with the Housing Commission. He expressed sympathy for staff as they deal with the budget cuts resulting from sequestration.

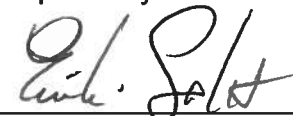
Commissioner Cibrian thanked staff for their hard work and congratulated Commissioner Porter on his recent award from the National Association of Housing and Redevelopment Officials (NAHRO).

Commissioner Porter thanked staff for the monthly FSS report and new descriptions. Overall Commissioner Porter felt that it was not encouraging to see all of the reductions taking place due to the sequestration, but understands what needs to be done.

Commissioner Lerch thanked staff for their continued support. He stated that considering the budget cuts, the Housing Authority continues to work with the funds available and get the job done. Commissioner Lerch congratulated Commissioner Porter on his award from NAHRO.

On Motion by Commissioner Porter and seconded by Commissioner Cibrian, the Regular Meeting of April 24, 2013 was adjourned at 1:10 pm.

Respectfully submitted,


for SEAN ROGAN
Executive Director
Secretary –Treasurer

Housing Authority - County of Los Angeles

May 22, 2013

FOR YOUR INFORMATION ONLY

TO: Housing Commissioners

FROM: Margarita Lares, Director
Assisted Housing Division 

RE: **FSS PROGRAM UPDATE – APRIL 2013**

The Family Self-Sufficiency (FSS) Program is a HUD initiative intended to assist Housing Choice Voucher Program Participants achieve economic independence and self-sufficiency.

ACTIVITIES

NUMBER CURRENTLY ENROLLED	594	As of April 1, 2013
NEW ENROLLMENTS	10	FSS Participants Enrolled
CONTRACTS EXPIRED	12	FSS Contracts Expired
DIRECT ASSISTANCE REFERRALS	158 26 430 86 25 14 2 6 2 172 6	Workforce Centers Home Ownership Program/Seminars/workshops Job referrals Educational/Vocational Services Credit Repair Services Financial Literacy Individual Deposit Accounts Transportation Assistance Health & Food Services Other Social Services Youth Services
OUTREACH & COMMUNITY EVENT	1 1	Building Community Partnership Meeting, hosted by the Department of Child and Family Services Family Self Sufficiency Program hosted a Program Evaluation conducted by the educational organization MDRC
GRADUATIONS	2	Graduations
Pending Graduations	7	Requests to Graduate received

If you have any questions, please feel free to contact me at (626) 586-1671.

ML:MP:WB:dt

Attachment

Housing Authority - County of Los Angeles**FOR YOUR INFORMATION ONLY**

June 26, 2013

TO: Housing Commissioners

FROM: Margarita Lares, Director
Assisted Housing DivisionRE: **FSS PROGRAM UPDATE – MAY 2013**

The Family Self-Sufficiency (FSS) Program is a HUD initiative intended to assist Housing Choice Voucher Program participants achieve economic independence and self-sufficiency.

ACTIVITIES

NUMBER CURRENTLY ENROLLED	584	As of May 1, 2013
NEW ENROLLMENTS	26	FSS Participants Enrolled
CONTRACTS EXPIRED	5	FSS Contracts Expired
DIRECT ASSISTANCE REFERRALS	95 78 384 68 51 13 3 4 72 278 8	Workforce Centers Home Ownership Program/Seminars/workshops Job referrals Educational/Vocational Services Credit Repair Services Financial Literacy Individual Deposit Accounts Transportation Assistance Health & Food Services Other Social Services Youth Services
OUTREACH & COMMUNITY EVENT	1	Building Community Partnership Meeting, hosted by the Department of Children and Family Services
GRADUATIONS	0	Graduations
Pending Graduations	7	Requests to Graduate received

If you have any questions, please feel free to contact me at (626) 586-1671.

ML:MP:WB:dt

Attachment

FAMILY SELF-SUFFICIENCY (FSS) REPORT SUPPLEMENT

Listed below are brief descriptions of each category in the monthly FSS Report.

1. **Number Currently Enrolled** – Current number enrolled on the FSS program as of the date the FSS Report is presented.
2. **New Enrollments** - The number of Participants enrolled in the FSS program with an effective date on the month the FSS Report is presented.
3. **Contract Expired** – The number of participant contracts that expired at the end of the month prior to the FSS Report presented.
4. **Direct Assistance Referrals** – Referrals sent to FSS participants based on their requests and or the participant's goals needed to be accomplished prior to successfully completing the program.
5. **Outreach and Community Events** – Information that was shared with FSS participants and or events or meetings the FSS Coordinators attended.
6. **Graduations** – FSS participants that graduated last month.
7. **Pending Graduations** – FSS participants who have requested to graduate and are pending review of successful completion of goals.

Contract Status Report

FOR YOUR INFORMATION ONLY

Project Filter Options	Program: All Programs	Proj. Manager: All Managers
District: All Distr.	Department: All Departments	Team Member: All Team Members
	Dev. Stage: All Stages	Fund Source: All Funds

District	Project Name	Contractor Name	Original Contract Amount	Current Contract Amount	% Cng Orders	Approved Payments	%Cmpl	Status
								Pending Action / Forecast
1st	Foothill Villa Kitchen and Bathroom Rehab Tracker #: TP003075	C. A. S. General Contractor	\$658,382	\$663,083	1%	\$555,788	84%	Of the 62 units 60 are complete. The entry ramp and related ADA work are being bid out.
2nd	11431 - 63 (Big) Normandle Avenue Drainage Repair Tracker #: TP003285	C. A. S. General Contractor	\$334,500	\$334,500	0%	\$61,000	18%	Exterior mold abatement is complete. Golden State Water Company is installing the new water meter. Time extension will be given due to the abatement work.
2nd	El Segundo II Kitchen and Bathroom Remodel Tracker #: TP003228	Corral Construction	\$143,444	\$147,710	3%	\$0	0%	All units are completed.
2nd	JOC #4 - South Scattered Sites Heater Replacement Tracker #: TP003358	Mackone Development Inc.	\$114,013	\$114,013	0%	\$0	0%	The initial 37 units are complete. Another group of 20 have been added and are being completed.
2nd	South Scattered Sites Exterior Rehab and Painting Tracker #: TP003284	A J FISTES CORPORATION	\$170,980	\$176,736	3%	\$0	0%	Complete.
3rd	JOC #2 - Westknoll Hallway Ventilation System Tracker #: TP003093	Harry H. Joh Construction Inc.	\$50,306	\$50,306	0%	\$0	0%	Contractor is obtaining final inspections. System has been installed and is in operation.
4th	Carmelitos Parking Lots Replacement Tracker #: TP003246	Torres Construction	\$1,440,790	\$1,490,980	3%	\$1,440,690	97%	Torres Construction completing close out documents.
4th	Carmelitos Solar Retrofit Tracker #: TP003260	Harry H. Joh Construction Inc.	\$233,315	\$233,315	0%	\$209,983	90%	Construction completed and close out documents are being finalized.
4th	Marina Manor Door Replacement Tracker #: TP003079	Harry H. Joh Construction Inc.	\$571,042	\$571,042	0%	\$564,238	99%	All unit doors and closet doors are complete. Storefronts and electrical connections are complete. Project is to be closed out by the end of June.
5th	Foothill Villa Elevators Assessment Tracker #: TP002805	M.L. CONSTRUCTION	\$603,565	\$700,644	16%	\$700,644	100%	All three elevators completed and close out documents are being processed.

District	Project Name	Contractor Name	Original Contract Amount	Current Contract Amount	% Cng Orders	Approved Payments	%Cmpl	Status	
								Pending Action / Forecast	
5th	Orchard Arms NEW Roof Replacement Tracker #: TP003243	Torres Construction	\$829,602	\$829,602	0%	\$331,776	40%	Project is 80% complete and new roofing will be complete by mid July.	
5th	Orchard Arms Site Improvements #2 Tracker #: TP003076	California Averland Construction	\$922,490	\$1,019,177	10%	\$1,019,177	100%	Complete.	
TOTALS:			\$6,072,429	\$6,331,109	4%	\$4,883,297			



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Michael D. Antonovich
Commissioners

Sean Rogan
Executive Director

June 26, 2013

Honorable Housing Commissioners
Housing Authority of the
County of Los Angeles
700 West Main Street
Alhambra, California 91801

Dear Commissioners:

**ADOPT RESOLUTION DECLARING INTENT TO ISSUE TAX-EXEMPT MULTI
FAMILY HOUSING MORTGAGE REVENUE BONDS FOR MULTIFAMILY HOUSING
IN UNINCORPORATED EAST LOS ANGELES
(DISTRICT 1)**

SUBJECT

This letter recommends adoption of a Resolution declaring the intent to issue tax-exempt multifamily housing mortgage revenue bonds to finance the site acquisition and rehabilitation of the Villa Nueva Rental Housing Construction Program (RHCP) development, a 21-unit multifamily rental housing development located in unincorporated East Los Angeles.

IT IS RECOMMENDED THAT YOUR COMMISSION:

1. Recommend that the Board of Commissioners adopt and instruct the Chairman to sign a Resolution, as required under Treasury Regulations, declaring the intent of the Housing Authority to undertake bond financing for Santa Monica – Villa Nueva L.P., a California Limited Partnership (Developer), in an amount not to exceed \$4,000,000 to finance the site acquisition and rehabilitation Villa Nueva RHCP, a 21-unit multifamily rental housing development located in unincorporated East Los Angeles.
2. Recommend that the Board of Commissioners authorize the Executive Director or his designee to submit an application to the California Debt Limit Allocation Committee (CDLAC) for a private activity bond allocation in an aggregate amount not to exceed \$4,000,000 for the purposes described herein.

3. Recommend that the Board of Commissioners find that adoption of this Resolution is not subject to the provisions of the California Environmental Quality Act (CEQA) because the action will not have the potential for causing a significant effect on the environment.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of this action is to declare the intent of the Housing Authority to issue tax-exempt Multifamily Housing Mortgage Revenue Bonds in an aggregate amount not to exceed \$4,000,000, and to authorize the Executive Director to apply to CDLAC for a private activity bond allocation in the same amount, in order to finance the site acquisition and rehabilitation of Villa Nueva RHCP (Project).

FISCAL IMPACT/FINANCING

There is no impact on the County general fund. The bonds will be repaid solely through rent revenues collected by the Developer. The Developer will pay all fees and related costs.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Project is comprised of 21 two-bedroom units and located at 658-676 South Ferris Avenue in unincorporated East Los Angeles. Nine of the units will be reserved for households with incomes that do not exceed 50% of the area median income (AMI) for the Los Angeles-Long Beach Metropolitan Statistical Area, adjusted for household size, as determined by the U.S. Department of Housing and Urban Development (HUD). Eleven of the units will be reserved for households with incomes that do not exceed 60% of AMI. The affordability requirements will remain in effect for 55 years except for the manager's unit which has no affordability requirements.

Adoption of the Resolution announcing the intent to issue bonds is required to establish a base date after which costs incurred by the Developer may be included in the construction and permanent financing obtained pursuant to issuance of the bonds. The Resolution is also required to complete the Housing Authority's application to CDLAC.

The attached Resolution was prepared by Kutak Rock, Housing Authority Bond Counsel, and approved as to form by County Counsel.

ENVIRONMENTAL DOCUMENTATION

This action, adoption of a Resolution declaring the intent to issue tax-exempt Multifamily Housing Mortgage Revenue Bonds, is not subject to the provisions of CEQA pursuant to State CEQA Guidelines 15060(c)(3) and 15378 because it is not defined as a project under CEQA and does not have the potential for causing a significant effect on the environment.

Honorable Board of Commissioners
June 26, 2013
Page 3

IMPACT ON CURRENT PROJECT

The proposed action is a necessary step to provide bond financing for the Project, which will increase the supply of affordable multifamily housing in the County with long-term affordability.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Sean Rogan", written in a cursive style.

SEAN ROGAN
Executive Director

Enclosures

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING
AUTHORITY OF THE COUNTY OF LOS ANGELES OFFICIAL
DECLARATION OF INTENT TO UNDERTAKE THE FINANCING OF A
MULTIFAMILY HOUSING PROJECT AND RELATED ACTIONS

WHEREAS, the Housing Authority of the County of Los Angeles (the "Authority") is authorized and empowered by the provisions of Chapter 1 of Part 2 of Division 24 of the Health and Safety Code of the State of California (the "Act") to issue and sell mortgage revenue bonds as part of a plan of financing for the purpose of making loans or otherwise providing funds to finance the acquisition, construction, rehabilitation and development of multifamily residential rental housing projects, including units for households meeting the income limits set forth in the Act; and

WHEREAS, Santa Monica-Villa Nueva, L.P. (or an affiliate, assign or designee) (the "Borrower"), has requested that the Authority issue and sell its mortgage revenue bonds pursuant to the Act to provide financing (including reimbursement of Borrower's expenditures) for the acquisition, construction, development and rehabilitation of a multifamily rental housing development consisting of 21 units to be located at 658-676 S. Ferris Avenue in unincorporated Los Angeles County (the "Project"); and

WHEREAS, this Board of Commissioners of the Authority (the "Board") hereby finds and declares that it is necessary, essential and a public purpose for the Authority to finance multifamily housing projects pursuant to the Act, in order to increase the supply of multifamily housing in Los Angeles County available to persons and families within the income limitations established by the Act; and

WHEREAS, as an inducement to the Borrower to carry out the Project, this Board desires to adopt this resolution (this "Resolution") and to authorize the issuance of mortgage revenue bonds by the Authority to finance the Project (the "Bonds") in a principal amount not to exceed \$4,000,000; and

WHEREAS, the Authority, in the course of assisting the Borrower in the financing of the Project expects that the Borrower has paid or may pay certain expenditures (the "Reimbursement Expenditures") in connection with the Project within 60 days prior to the adoption of this Resolution and may incur additional Reimbursement Expenditures within 60 days prior to the adoption of this Resolution and prior to the issuance of indebtedness for the purpose of financing costs associated with the Project on a long-term basis; and

WHEREAS, Section 1.142-4 and Section 1.150-2 of the Treasury Regulations require the Authority to declare its reasonable official intent to reimburse prior expenditures for the Project with proceeds of a subsequent borrowing; and

WHEREAS, Section 146 of the Internal Revenue Code of 1986 limits the amount of multifamily housing mortgage revenue bonds that may be issued in any calendar year by entities within a state and authorizes the governor or the legislature of a state to provide the method of allocation within the state; and

WHEREAS, Chapter 11.8 of Division 1 of Title 2 of the Government Code of the State of California (the "Government Code") governs the allocation of the state ceiling among governmental units in the State of California having the authority to issue multifamily housing mortgage revenue bonds; and

WHEREAS, Section 8869.85 of the Government Code requires a local agency to file an application with the California Debt Limit Allocation Committee ("CDLAC") prior to the issuance of multifamily housing mortgage revenue bonds; and

WHEREAS, this Board hereby finds and declares that this resolution is being adopted pursuant to the powers granted by the Act.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The above recitals, and each of them, are true and correct.
2. This Board hereby determines that it is necessary and desirable to provide a plan of financing for the Project by the issuance and sale of mortgage revenue bonds pursuant to the Act and hereby authorizes the issuance and sale of the Bonds in one or more series from time to time by the Authority in aggregate principal amounts not to exceed \$4,000,000. This action is taken expressly for the purpose of inducing the Borrower to undertake the Project, provided that nothing contained herein shall be construed to signify that the Project complies with the planning, zoning, subdivision and building laws and ordinances applicable thereto or to suggest that the Authority or any officer, agent or employee of the Authority will grant any approval, consent or permit which may be required in connection with the acquisition and construction of the Project or the issuance of the Bonds.
3. The issuance and sale of the bonds shall be upon such terms and conditions as may be agreed upon by the Authority and the Borrower and the initial purchasers of the Bonds; provided, however, that the Bonds shall not be sold or issued unless specifically authorized by the subsequent resolution of this Board.
4. This Resolution is being adopted by the Authority for purposes of establishing compliance with the requirements of Section 1.142-4 and Section 1.150-2 of the Treasury Regulations. In that regard, the Authority hereby declares its official intent to use proceeds of indebtedness to reimburse the Reimbursement Expenditures. Notwithstanding the foregoing, this resolution does not bind the Authority to make any expenditure, incur any indebtedness, or proceed with the Project.
5. The proper officers of the Authority are hereby authorized to file an application with CDLAC and directed to apply to CDLAC for a private activity bond allocation for application by the Authority to the issuance the Bonds in one or more series from time to time for the Project in an amount not to exceed \$4,000,000, to collect from the Borrower an amount equal to the performance deposit required by CDLAC and to certify to CDLAC that such amount has been placed on deposit in an account in a financial institution.

6. The proper officers of the Authority are hereby authorized and directed to take whatever further action relating to the aforesaid financial assistance may be deemed reasonable and desirable provided that the terms and conditions under which the Bonds are to be issued and sold shall be approved by this Board in the manner provided by law prior to the sale thereof.

7. This Resolution shall take effect immediately upon its adoption.

[Remainder of page intentionally left blank]

PASSED AND ADOPTED by the Board of Commissioners of the Housing Authority of the County of Los Angeles, State of California, this ____ day of _____, 2013, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

By: _____
Chairman of the Board of Commissioners

ATTEST:

SACHI A. HAMAI,
Executive Officer-Clerk
of the Board of Commissioners

By: _____
Deputy

APPROVED AS TO FORM:

JOHN F. KRATTLI,
County Counsel

By: _____
Deputy

SOURCE AND USES

Villa Nueva RHCP

Permanent Financing

1st Mortgage	1,355,000
HCD - RHCP Loan	1,000,000
HACOLA – Seller Carryback	575,000
Existing Reserve Transfer	125,000
LIHTC Equity	945,000
<hr/>	
Total Permanent Sources	4,000,000

Construction Phase

Construction Loan	2,250,000
HCD – RHCP Loan	1,000,000
HACOLA – Seller Carryback	575,000
Existing Reserve Transfer	125,000
LIHTC Equity	50,000
<hr/>	
Total Construction Sources	4,000,000

Uses

Acquisition	2,500,000
Construction (Hard Costs)	462,000
General Development Costs	533,000
Reserves	100,000
Developer Fee	405,000
<hr/>	
Total	4,000,000
Uses	



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Gloria Molina
Mark Ridley-Thomas
Zev Yaroslavsky
Don Knabe
Michael D. Antonovich
Commissioners

Sean Rogan
Executive Director

June 26, 2013

Honorable Housing Commissioners
Housing Authority of the
County of Los Angeles
700 West Main Street
Alhambra, California 91801

Dear Commissioners:

**ADOPT RESOLUTION DECLARING INTENT TO ISSUE TAX-EXEMPT MULTI
FAMILY HOUSING MORTGAGE REVENUE BONDS FOR MULTIFAMILY HOUSING
IN THE CITY OF SANTA MONICA
(DISTRICT 3)**

SUBJECT

This letter recommends adoption of a Resolution declaring the intent to issue tax-exempt multifamily housing mortgage revenue bonds to finance the site acquisition and rehabilitation of the Santa Monica Rental Housing Construction Program (RHCP) development, a 41-unit multifamily rental housing development located in the City of Santa Monica.

IT IS RECOMMENDED THAT YOUR COMMISSION:

1. Recommend that the Board of Commissioners adopt and instruct the Chairman to sign a Resolution, as required under Treasury Regulations, declaring the intent of the Housing Authority to undertake bond financing for Santa Monica – Villa Nueva L.P., a California Limited Partnership (Developer), in an amount not to exceed \$8,000,000 to finance the site acquisition and rehabilitation of Santa Monica RHCP, a 41-unit multifamily rental housing development located in the City of Santa Monica.
2. Recommend that the Board of Commissioners authorize the Executive Director or his designee to submit an application to the California Debt Limit Allocation Committee (CDLAC) for a private activity bond allocation in an aggregate amount not to exceed \$8,000,000 for the purposes described herein.

3. Recommend that the Board of Commissioners find that adoption of this resolution is not subject to the provisions of the California Environmental Quality Act (CEQA) because the action will not have the potential for causing a significant effect on the environment.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of this action is to declare the intent of the Housing Authority to issue tax-exempt Multifamily Housing Mortgage Revenue Bonds in an aggregate amount not to exceed \$8,000,000, and to authorize the Executive Director to apply to CDLAC for a private activity bond allocation in the same amount, in order to finance the site acquisition and rehabilitation of Santa Monica RHCP (Project).

FISCAL IMPACT/FINANCING

There is no impact on the County general fund. The bonds will be repaid solely through rent revenues collected by the Developer. The Developer will pay all fees and related costs.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Project is located at scattered sites at 1855 9th Street, 1450 14th Street, and 2006 20th Street in the City of Santa Monica, and is comprised of 29 two-bedroom units and 12 three-bedroom units. Eight of the units will be reserved for households with incomes that do not exceed 50% of the area median income (AMI) for the Los Angeles-Long Beach Metropolitan Statistical Area, adjusted for household size, as determined by the U.S. Department of Housing and Urban Development (HUD). Thirty-two of the units will be reserved for households with incomes that do not exceed 60% of AMI. The affordability requirements will remain in effect for 55 years except for the manager's unit which has no affordability requirements.

On June 11, 2013, the City Council of the City of Santa Monica adopted a resolution consenting to the Housing Authority's issuance of multifamily housing mortgage revenue bonds to finance the acquisition and rehabilitation of the Project.

Adoption of the Resolution announcing the intent to bonds is required to establish a base date after which costs incurred by the Developer may be included in the construction and permanent financing obtained pursuant to issuance of the bonds. The Resolution is also required to complete the Housing Authority's application to CDLAC.

The attached Resolution was prepared by Kutak Rock, Housing Authority Bond Counsel, and approved as to form by County Counsel.

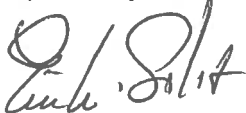
ENVIRONMENTAL DOCUMENTATION

This action, adoption of a Resolution declaring the intent to issue tax-exempt Multifamily Housing Mortgage Revenue Bonds, is not subject to the provisions of CEQA pursuant to State CEQA Guidelines 15060(c)(3) and 15378 because it is not defined as a project under CEQA and does not have the potential for causing a significant effect on the environment.

IMPACT ON CURRENT PROJECT

The proposed action is a necessary step to provide bond financing for the Project, which will increase the supply of affordable multifamily housing in the County with long-term affordability.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Sean Rogan", is written over the typed name.

 SEAN ROGAN
Executive Director

Enclosures

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING
AUTHORITY OF THE COUNTY OF LOS ANGELES OFFICIAL
DECLARATION OF INTENT TO UNDERTAKE THE FINANCING OF A
MULTIFAMILY HOUSING PROJECT AND RELATED ACTIONS

WHEREAS, the Housing Authority of the County of Los Angeles (the "Authority") is authorized and empowered by the provisions of Chapter 1 of Part 2 of Division 24 of the Health and Safety Code of the State of California (the "Act") to issue and sell mortgage revenue bonds as part of a plan of financing for the purpose of making loans or otherwise providing funds to finance the acquisition, construction, rehabilitation and development of multifamily residential rental housing projects, including units for households meeting the income limits set forth in the Act; and

WHEREAS, Santa Monica-Villa Nueva, L.P. (or an affiliate, assign or designee) (the "Borrower"), has requested that the Authority issue and sell its mortgage revenue bonds pursuant to the Act to provide financing (including reimbursement of Borrower's expenditures) for the acquisition, construction, development and rehabilitation of a multifamily rental housing development consisting of 41 scattered site units to be located at 1855 9th Street, 1450 14th Street and 2006 20th Street, Santa Monica, California 90404 in Los Angeles County (the "Project"); and

WHEREAS, this Board of Commissioners of the Authority (the "Board") hereby finds and declares that it is necessary, essential and a public purpose for the Authority to finance multifamily housing projects pursuant to the Act, in order to increase the supply of multifamily housing in Los Angeles County available to persons and families within the income limitations established by the Act; and

WHEREAS, as an inducement to the Borrower to carry out the Project, this Board desires to adopt this resolution (this "Resolution") and to authorize the issuance of mortgage revenue bonds by the Authority to finance the Project (the "Bonds") in a principal amount not to exceed \$8,000,000; and

WHEREAS, the Authority, in the course of assisting the Borrower in the financing of the Project expects that the Borrower has paid or may pay certain expenditures (the "Reimbursement Expenditures") in connection with the Project within 60 days prior to the adoption of this Resolution and may incur additional Reimbursement Expenditures within 60 days prior to the adoption of this Resolution and prior to the issuance of indebtedness for the purpose of financing costs associated with the Project on a long-term basis; and

WHEREAS, Section 1.142-4 and Section 1.150-2 of the Treasury Regulations require the Authority to declare its reasonable official intent to reimburse prior expenditures for the Project with proceeds of a subsequent borrowing; and

WHEREAS, Section 146 of the Internal Revenue Code of 1986 limits the amount of multifamily housing mortgage revenue bonds that may be issued in any calendar year by entities within a state and authorizes the governor or the legislature of a state to provide the method of allocation within the state; and

WHEREAS, Chapter 11.8 of Division 1 of Title 2 of the Government Code of the State of California (the "Government Code") governs the allocation of the state ceiling among governmental units in the State of California having the authority to issue multifamily housing mortgage revenue bonds; and

WHEREAS, Section 8869.85 of the Government Code requires a local agency to file an application with the California Debt Limit Allocation Committee ("CDLAC") prior to the issuance of multifamily housing mortgage revenue bonds; and

WHEREAS, the City of Santa Monica has approved the issuance by the Authority of the Bonds for the Project within the City of Santa Monica;

WHEREAS, this Board hereby finds and declares that this resolution is being adopted pursuant to the powers granted by the Act.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The above recitals, and each of them, are true and correct.
2. This Board hereby determines that it is necessary and desirable to provide a plan of financing for the Project by the issuance and sale of mortgage revenue bonds pursuant to the Act and hereby authorizes the issuance and sale of the Bonds in one or more series from time to time by the Authority in aggregate principal amounts not to exceed \$8,000,000. This action is taken expressly for the purpose of inducing the Borrower to undertake the Project, provided that nothing contained herein shall be construed to signify that the Project complies with the planning, zoning, subdivision and building laws and ordinances applicable thereto or to suggest that the Authority or any officer, agent or employee of the Authority will grant any approval, consent or permit which may be required in connection with the acquisition and construction of the Project or the issuance of the Bonds.
3. The issuance and sale of the bonds shall be upon such terms and conditions as may be agreed upon by the Authority and the Borrower and the initial purchasers of the Bonds; provided, however, that the Bonds shall not be sold or issued unless specifically authorized by the subsequent resolution of this Board.
4. This Resolution is being adopted by the Authority for purposes of establishing compliance with the requirements of Section 1.142-4 and Section 1.150-2 of the Treasury Regulations. In that regard, the Authority hereby declares its official intent to use proceeds of indebtedness to reimburse the Reimbursement Expenditures. Notwithstanding the foregoing, this resolution does not bind the Authority to make any expenditure, incur any indebtedness, or proceed with the Project.
5. The proper officers of the Authority are hereby authorized to file an application with CDLAC and directed to apply to CDLAC for a private activity bond allocation for application by the Authority to the issuance the Bonds in one or more series from time to time for the Project in an amount not to exceed \$8,000,000, to collect from the Borrower an amount equal to the performance deposit required by CDLAC and to

certify to CDLAC that such amount has been placed on deposit in an account in a financial institution.

6. The proper officers of the Authority are hereby authorized and directed to take whatever further action relating to the aforesaid financial assistance may be deemed reasonable and desirable, including entering into a Cooperation Agreement with the City of Santa Monica or the Santa Monica Housing Authority, if necessary or desirable, provided that the terms and conditions under which the Bonds are to be issued and sold shall be approved by this Board in the manner provided by law prior to the sale thereof.

7. This Resolution shall take effect immediately upon its adoption.

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PASSED AND ADOPTED by the Board of Commissioners of the Housing Authority of the County of Los Angeles, State of California, this ____ day of _____, 2013, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

By: _____
Chairman of the Board of Commissioners

ATTEST:

SACHI A. HAMAI,
Executive Officer-Clerk
of the Board of Commissioners

By: _____
Deputy

APPROVED AS TO FORM:

JOHN F. KRATTLI,
County Counsel

By: _____
Deputy

SOURCE AND USES

Santa Monica RHCP

Permanent Financing

1st Mortgage	2,900,000
HCD - RHCP Loan	2,200,000
HACOLA – Seller Carryback	400,000
Existing Reserve Transfer	240,000
LIHTC Equity	2,060,000
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Total Permanent Sources	7,800,000

Construction Phase

Construction Loan	4,910,000
HCD – RHCP Loan	2,200,000
HACOLA – Seller Carryback	400,000
Existing Reserve Transfer	240,000
LIHTC Equity	50,000
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Total Construction Sources	7,800,000

Uses

Acquisition	5,200,000
Construction (Hard Costs)	900,000
General Development Costs	750,000
Reserves	150,000
Developer Fee	800,000
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Total Uses	7,800,000